



113 Schola Green Lane, Morecambe, LA4 4PU

Located in a quiet area of Morecambe, this fantastic three bedroom semi-detached home offers the purchasers the opportunity to finish works which have been started. With the majority of the work being complete, the finer details in the finishing touches are required. With three generously sized bedroom, living and dining room, off road parking and an all important shed and garage - this home provides so much for family living.



Layout (with approx. dimensions)

Ground Floor -

Entrance Porch -

A UPVC double glazed entrance door with matching windows, leads into a porch area. This then leads into:

Entrance Hall –

With a wooden glazed door and matching single glazed side windows, this light and bright space has stairs leading to the first floor, a meter cupboard and a radiator.

Living Room –

12'9" x 12'4" (3.91 x 3.76)

With a large UPVC double glazed box window, a recently laid carpet and a radiator.

Dining Room –

11'9" x 11'2" (3.59 x 3.41)

With a large UPVC double glazed window overlooking the rear garden; A recently laid carpet and a radiator.

Kitchen –

Fitted with a recently installed kitchen, comprising of a range of wall and base units with a complementary worktop over and a stainless-steel sink unit with mixer tap and drainer. Fitted appliances include a four-ring electric hob, an electric oven and an extractor hood, providing space for a fridge freezer and space for a washing machine. With a recently installed gas central heating boiler, a UPVC double glazed rear entrance door and two UPVC double glazed windows.

First Floor –

Stairs lead from the entrance hall to a spacious first floor landing, Fitted with a UPVC double glazed window and access to a loft space.

Bedroom One –

13'6" x 11'4" (4.13 x 3.47)

A generous sized bedroom, fitted with a large UPVC double glazed box window, a recently laid carpet and a radiator.

Bedroom Two -

11'9" x 11'5" (3.60 x 3.48)

With a UPVC double glazed window, a recently laid carpet and a radiator.

Bedroom Three -

8'5" x 7'0" (2.57 x 2.15)

With a UPVC double glazed window, a recently laid carpet and a radiator.

Bathroom –

7'1" x 6'11" (2.18 x 2.11)

Fitted with a recently installed three-piece suite consisting of a WC, wash hand basin and a bath, with tiled surround. A UPVC double glazed frosted window and a radiator.

Outside –

To the front of the property there is off road parking for one car and a small garden with planted borders and flagged area. To the side, wooden gates provide a secure setting leading to a rear garden with planted borders and flagged patio area. There is a good-sized garden shed and a detached garage, providing excellent storage areas.

Services -

Mains electric, mains gas, mains water and mains drainage.

Council Tax -

Band A - Lancaster City Council.

Tenure -

Freehold.

Viewings -

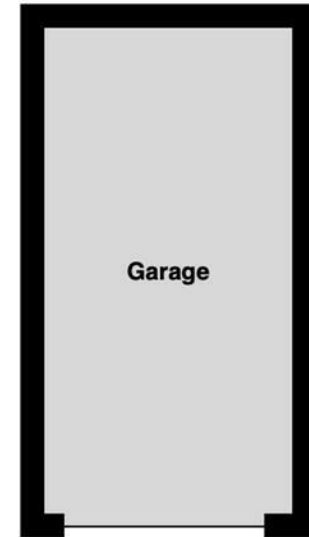
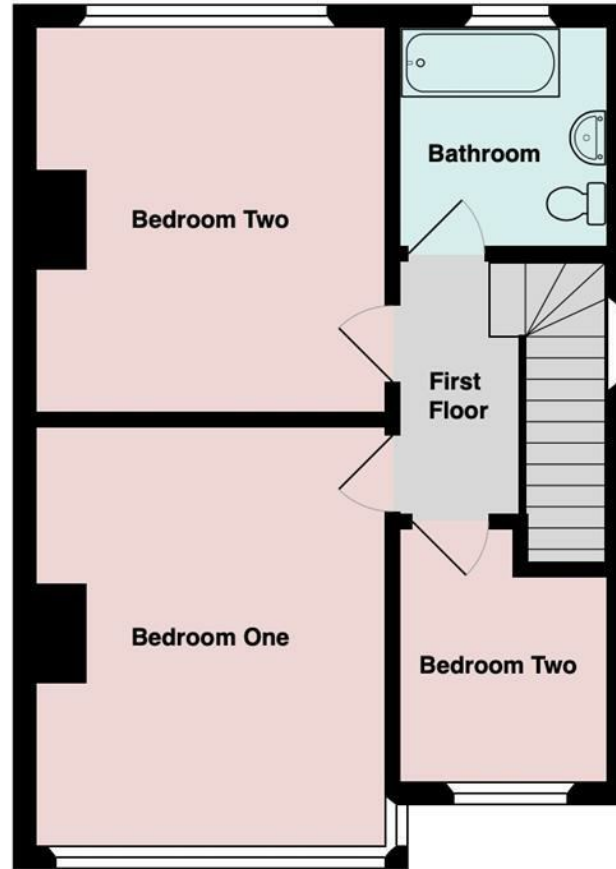
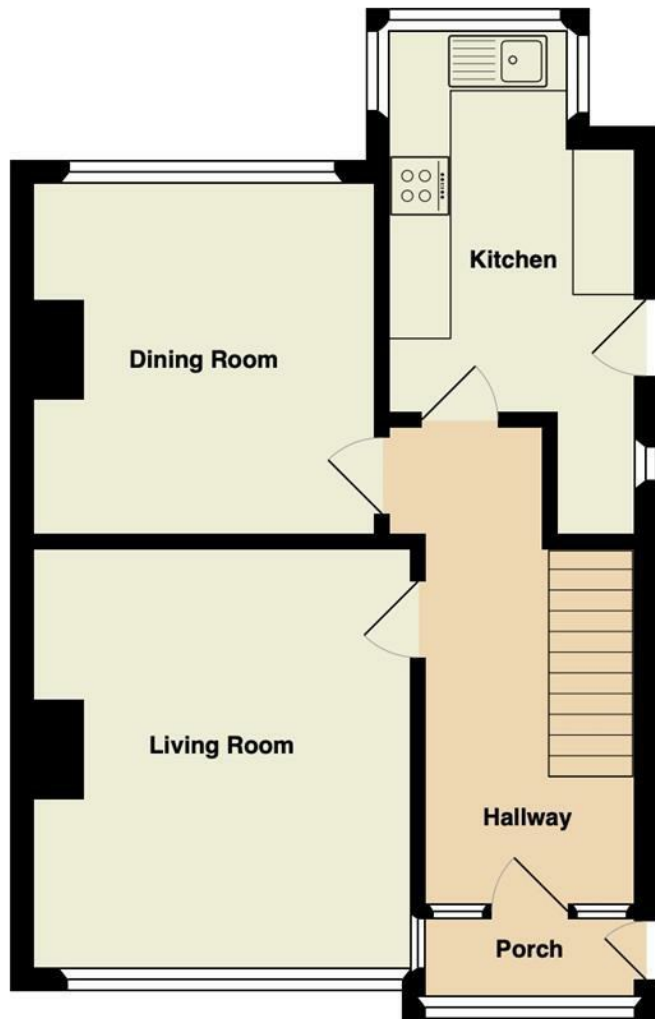
Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate -

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		84
81-91	B		
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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